



Request for Comments

Case Name: Colby Subdivision and Rezone

Project Number: PRC2023-00022

November 1, 2023

The Adams County Planning Commission is requesting comments on the following application: **1. Zoning map amendment (rezone) to change the zone district designation on 4.24 acres to Residential Estate. The site is currently designated Agricultural-1; 2. Minor subdivision final plat to create two lots on 4.24 acres.** This request is located at 15635 PECOS ST. The Assessor's Parcel Number is 0157309001008.

Applicant Information: RYAN AND JACQUELINE COLBY
15635 PECOS ST.
BROOMFIELD, CO 80023

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **11/24/2023** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DDeBoskey@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

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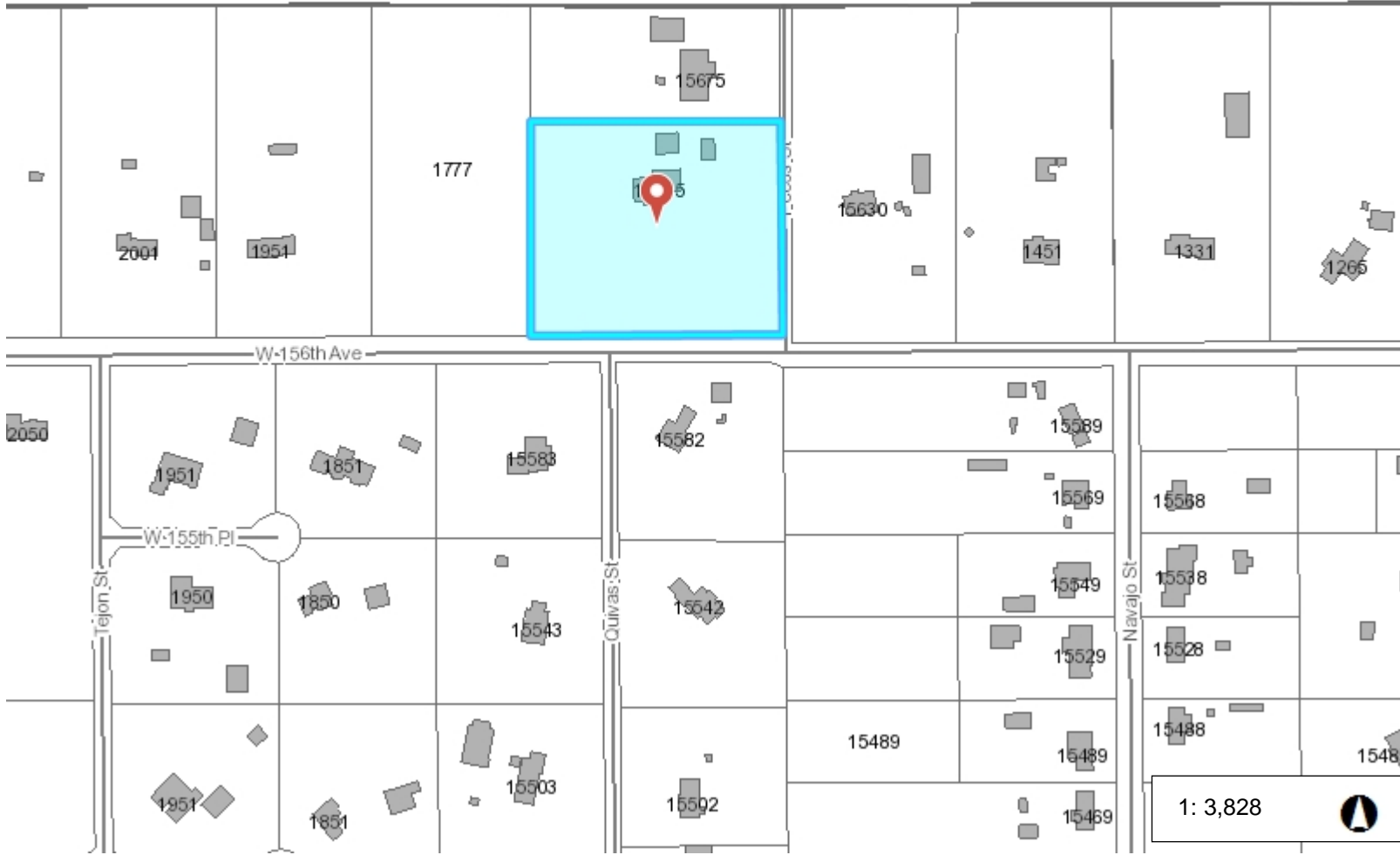
Lynn Baca
DISTRICT 5

Written Explanation:

For the property of 15635 Pecos Street, we the owners, Ryan and Jacqueline Colby, propose to

1. Rezone the property from A-1 to RE
2. Subdivide the current 4.24 acres into two 2.12-acre lots.

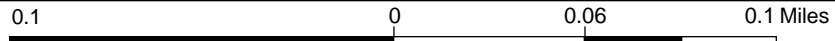
The northern lot, on which our house is located, would remain as-is, with the exception of the relocation of the septic system and leach fields to the northwest of the current structure. The southern of these two lots would then be available for a new private, residential property to be built, with access points to Pecos Street. As the current property has access to public water through Mile High Water and utilities through Xcel Energy and United Power, both lots would have access to water and utilities. The southern lot would be able to develop its own septic system and leach fields for sewage.



Legend

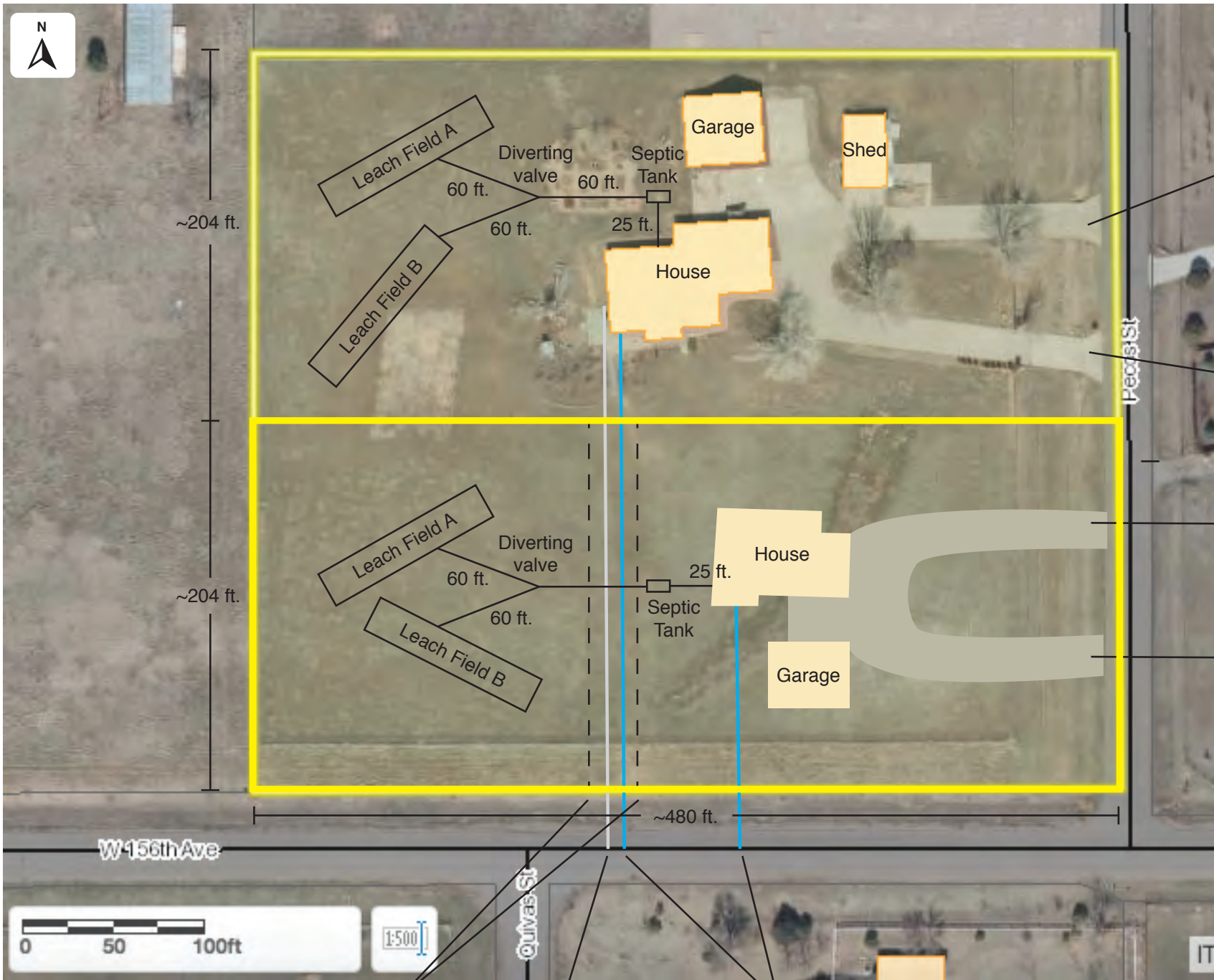
- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- County Boundary

1: 3,828



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Access Point 1 to Pecos

Access Point 2 to Pecos

Access Point 1 to Pecos (20 ft. wide)

Access Point to Pecos (20 ft. wide)

Easements (dotted lines)

Natural Gas Pipeline (grey line)

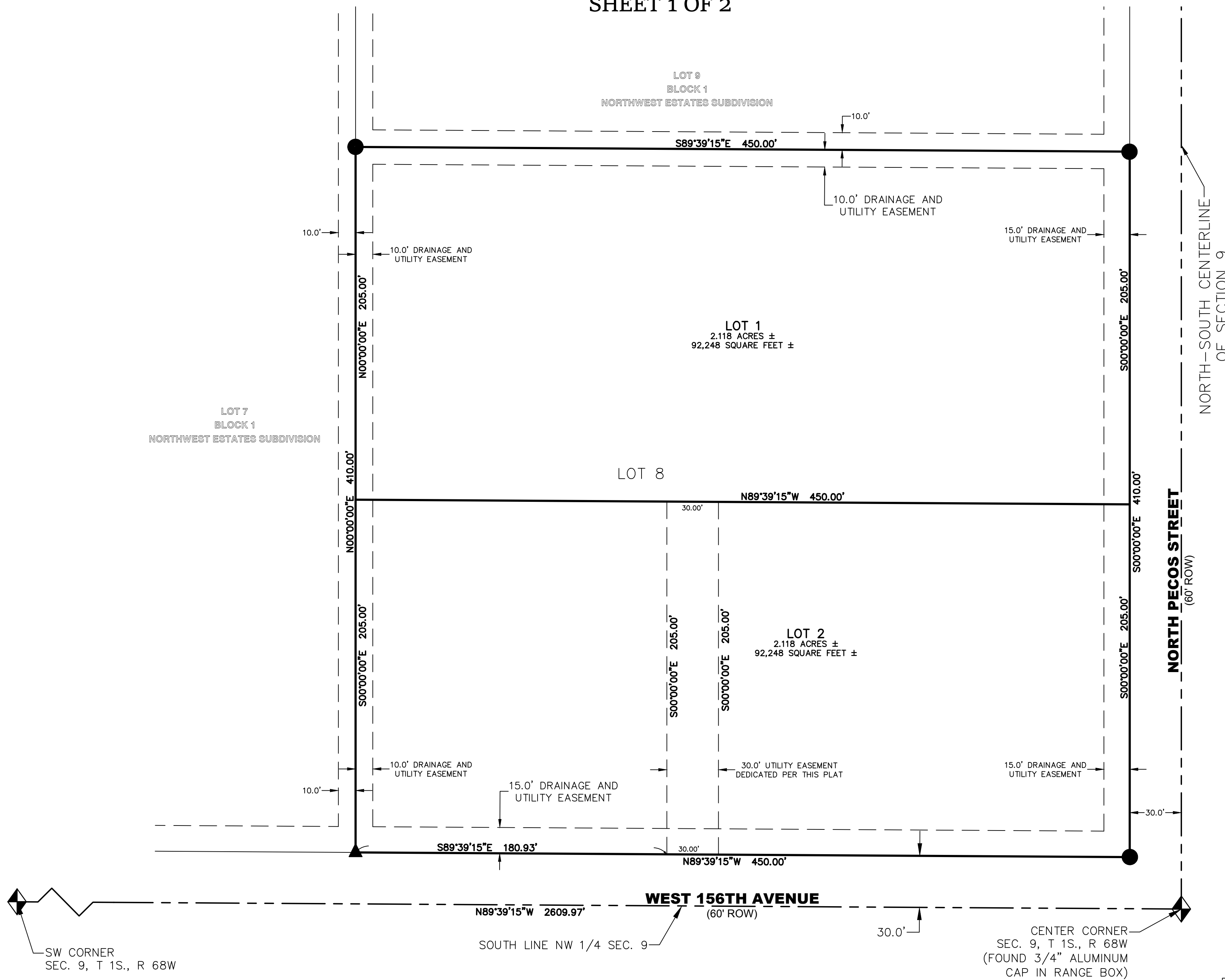
Mile High Water Lines (blue lines)

All leach fields: 100x20 ft.

COLBY SUBDIVISION

A RESUBDIVISION OF LOT 8, BLOCK 1, NORTHWEST ESTATES
LYING IN THE NW 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68W
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2



PREPARED BY:

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SHEET 1 OF 2
DATE PREPARED: OCTOBER 20, 2023